PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 to permit a side setback of 41 feet, in lieu of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for following reasons: (indicate hardship or practical difficulty) House was constructed and lot was set forth (1956) before current zoning regulations were established. The addition, as requested, may not be practically attached elsewhere to the house. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm the penalties of perjury, that I/we egal Owner(s): Anthony C. Delauney Upyce O Delauney Lutherville, MD 21093 Mr. James W. McKee McKee & Associates, Inc. Name 1717 York Road Lutherville, MD 21093 Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this ______26th_____ day of _____Iune_____, 19_84_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 30th ____ day of ____ July ____, 19_84 at 10:00 o'clock BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 18, 1984 Mr. & Mrs. Anthony C. Delauney 1401 Broadway Road Lutherville, Maryland 21093 Item No. 357 - Case No. 85-25-A RE: Petitioner - Anthony C. Delauney, et ux Chairman Variance Petition Dear Mr. & Mrs. Delauney:

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari

Engineering Department of Traffic Engineering State Roads Commission

Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration industrial

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, . . nicholar B. Connedere, bic. NICHOLAS B. COMMODARI Chairman

Zoning Plans Advisory Committee

cc: McKee & Associates, Inc. 1717 York Road Lutherville, Md. 21093

the Centerline of Ridgemont: Rd. (1401 Broadway Rd.)

8th District

OF BALTIMORE COUNTY

ANTHONY C. DELAUNEY, et ux,: Petitioners

ENTRY OF APPEARANCE

Please enter the oppearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> hyllis Cole Friedwar Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 11th day of July, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Anthony C. Delauney, 1401 Broadway Rd., Lutherville, MD 21093, Petitioners.

it will be another 2 months.

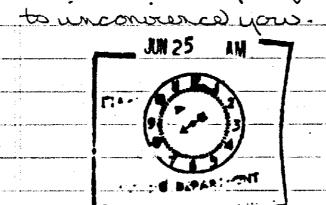
Jayre O Delauney RD 1401 BEADWAY RD wcheauille, mo 21093

Dear Mu goblon Albaoo uscuse ine for the fashion un inhah dam writing to you but, as of am were you have heard before of hower a problem. We potitioned for a warrance on June 12th with their waying it would be 45-60 days for a hearing we prayed for the 45 days and waited four two weeks ilsten we have been told

of this is the case we may not be able to do the addition at all. The contraction be have who is helping us do the yob will unot be ables to help us past september 1 of for the chao other works already arranged without Atromostassits and mend beautiful as a large son glad oil.

aw house is a 3 tedroom house and stup ino resplice 6 uno bro be brodant una content, but the istuation who aresen that my father may have to move un with us. Needless est been on too concolor quous vi est pear of additional spaces to have the room to welcome him. Ab there is any way I can help so for

as esumming around of would be glad to do uso! ptelodoso pro ancult fi esa ot vop skap tang Thanks you for your time and A am overy



Mr. Arnold Jablon

Zoning Commissioner County Office Building

Towson, Maryland 21204

gayce O Delauney

Re: Zoning Advisory Meeting of 7/3/84
Item # 357

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The Items checked below are

)A County Review Group Meeting is required.

)A County Review Group Meeting is required.

)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

This property contains soils which are defined as wetlands, and

)Construction in or alteration of the floodplain is prohibited

Development of this site may constitute a potential conflict with

)Landscaping should be provided on this size and shown on the plan.
)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

the Baltimore County Master Plan.

)The amended Development Plan was approved by the Planning Board

under the provisions of Section 22-98 of the Development

)A record plat will be required and must be recorded prior to issuance of a building permit.

()There are no site planning factors requiring comment.

)The access is not satisfactory.
)The circulation on this site is not satisfactory.

development on these soils is prohibited.

Property Owner: ANTHONY C. DELMUNEY, ETUN Location: 3/5 BREAD WAY RD. 23'W. OF RIDGEHONT RD.

Anthony C. Delauney, et ux

SS Broadway Road 28' W fromc/l Ridgemont Road Variance to permit a side yard setback of 41' in lieu of 50'

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

D. Commercials Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a partit application.

2. An exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 501, line 2, Section 1507 and Table 1502.

F. Requested variance conflicts with the Baitimore County Building Code.

G. A change of company shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will seet the Code requirements for the proposed change. Drawings may require

the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

submitted to the office of Florning and Zoning and are not intended to be conserved as the full extent of any parent. If desired, additional information may be obtained by visiting Boom \$122 (Flume Review) at 111 Vest Cheespeaks Ave., 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 NORMAN E. GERDER DIRECTOR

HARRY J. PISTEL, P. E.

July 13, 1984

District: 8th

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #357 (1983-1984) Property Owner: Anthony C. Delauney, et ux S/S Broadway Rd. 28' W. from centerline Ridgemont Rd. Acres: 0.965

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

Baltimore County highway and utility improvements are not directly involved. Broadway Road, an existing public road is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 357 (1983-1984).

GSB:EAM:FWR:ss :-NW Key Sheet

Bureau of Public Services

Chief, Corrent Planning and Developmen

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would mould would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /shouldkwoot be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31-44 day of July , 19.84, that the herein Petition for Variance(s) to permit a side yard setback of 41 feet instead of the required 50 feet, in accordance with the site plan marked Petitioners' Exhibit 1, be and is hereby GRANTED, from and after the date of this Order, subject to the following:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

cc: Mr. & Mrs. Anthony C. Delauney People's Counsel

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development LUTHERVILLE, MARYLAND 21093

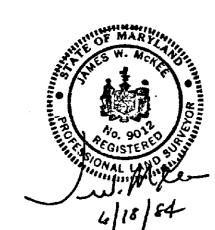
Telephone: (301) 252-5820

June 18, 1984

DESCRIPTION TO ACCOMPANY VARIANCE PLAT 1401 BROADWAY ROAD EIGHTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

1717 YORK RD.

Beginning for the same at a point in or near the center of Broadway Road, said point being approximately 28 feet West of the Centerline of Ridgemont Road and Broadway Road, and running thence the following four courses and distances: South 00° 22' 17" West 404.27 feet; thence North 89° 21' 00" West 110.00 feet; thence North 01° 51' 00" East 398.60 feet; thence North 85° 55' 00" East 100.00 feet to the place of beginning.



July 2, 🕰

Mr. & Mrs. Anthony C. Delauney 1401 Broadway Road Lutherville, Maryland 21093

> NOTICE OF HEARING Re: Petition for Variance S/S Broadway Rd., 28' W of the c/l of Ridgemont Rd. (1401 Broadway Road) Anthony C. Delauney, et ux - Petitioners Case No. 85-25-A

TIME: 10:00 A.M. DATE: Monday, July 30, 384

PLACE: Room 106, County Office Building, 111 West Chesapeake

No. 130533

Avenue, Towson, Maryland

cc: James W. McKee 1717 York Road Lutherville, Maryland 21093

of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

Parance Dilance C 083******350016 8194A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204 ARNOLD JABLON ZONING COMMISSIONER

July 25, 1984

Hr. & Mrs. Anthony C. Delauney 1401 Broadway Road Lutherville, Maryland 21093

Ra: Petition for Variance 8/8 Broadway Rd., 28' W of the c/l of Ridgemont Rd. (1401 Broadway Road) Anthony C. Delauney, et ux - Petitioners Case No. 85-25-A

Dear Mr. & Mrs. Delauney:

This is to advise you that \$59.45 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

No. 131948 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

)LD JABLON

FOR Golv. + postering Case 185-25-A

c G27*****594514 6304F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

8th Election District

ZONING:

LOCATION:

DATE & TIME:

Petition for Variance

South Side Broadway Road, 28 ft. West of the centerline of Ridgemont Road (1401 Broadway Road)

Monday, July 30, 1984 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 41 ft. in lieu of 50 ft.

Being the property of Anthony C. Delauney, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Date July 18, 1984 TO Zoning Commissioner Norman E. Gerber, Director FROM Office of Planning and Zoning

Zoning Petition Nos. 85-25-A, 85-30-A, 85-33-A, SUBJECT 85-34-A, 85-35-A and 85-36-A

There are no comprehensive planning factors requiring comment on these petitions.

Office of Planning and Zoning

NEG/JGH/sf

85-25-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 26th day of June, 1984.

Petitioner Anthony C. Delaunsy, et Raceived by

Chairman, Zoning Plans Advisory Committee

85-25-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting 7-13.84 Petitioner: anthony C. Delauney Location of property S/S Broadway Rd. 28'W of the C/L of Ridgement Rd. (1401 Bloadway Rd Location of Signs: S. S. of Broadway Rd, In pont of 1401 Broadway Ra Date of return: 7-20-84

85-25-A CERTIFICATE OF PUBLICATION

TOWSON, MD., July 12. 19.84 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

THE JEFFERSONIAN,

18 Venetarli

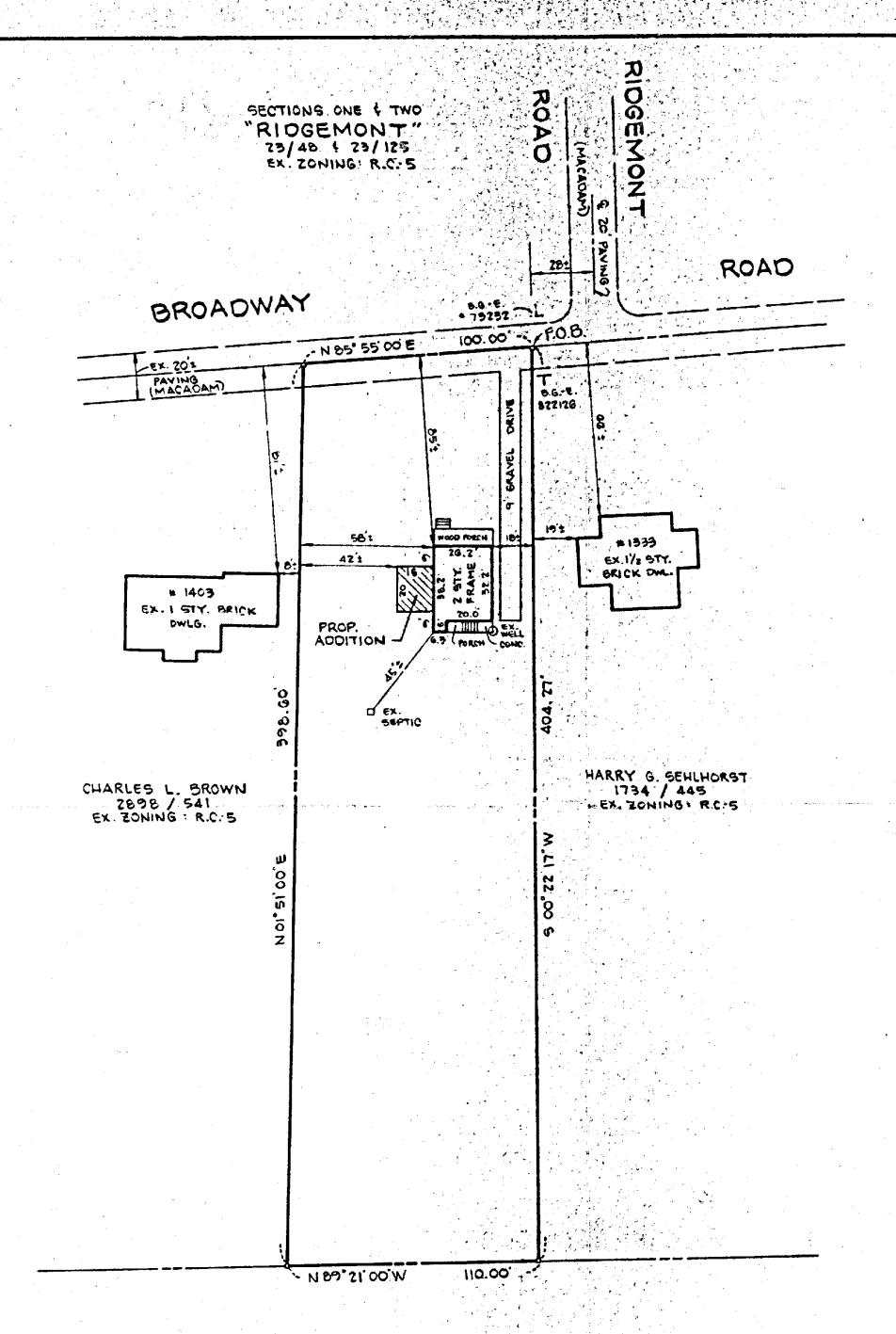
____July_12____, 19_84

BARRENTY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., July 12 19 84 TIFY that the annexed Petition for Variancesuccessive weeks/days previous Y 19 84 in the Dunty Times, a daily newspaper published in Westminster, Carroll County, Maryland roll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland. Times, a weekly newspaper published n Reisterstown, Baltimore County, Maryland.

IITY NEWSPAPERS OF MARYLAND, INC.

, 💢 red 8 1985



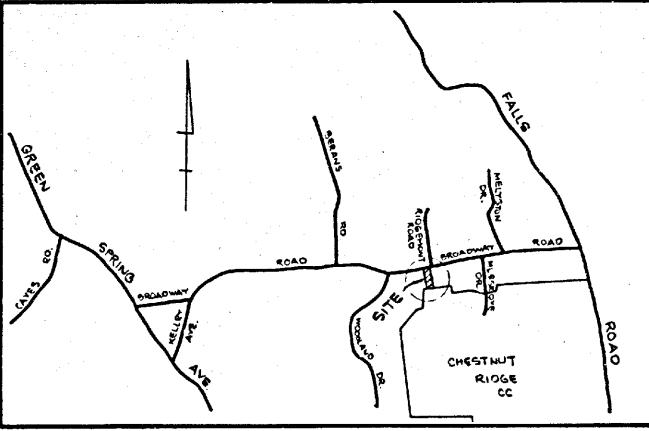
CHESTNUT RIDGE COUNTRY CLUB
3318 / 181
EX. ZONING: R.C. 5

MCKEE & ASSOCIATES, INC.

CIVIL ENGINEERS ! LAND SURVEYORS

1717 YORK ROAD - LUTHERVILLE, MO. 21093

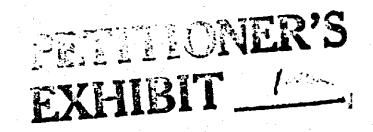




VICINITY MAP

NOTES:

- 1. GROSS AREA OF SITE
- 0.965 Ac.±
- 2. EXISTING ZONING OF SITE R.C. 5
- 3. REQUESTED VARIANCE: REQUESTING A VARIANCE TO SECTION 1A04.3.8.3 TO PERMIT A SIDEYARD SETBACK OF 41 IN LIEU OF THE REQUIRED 50'.
- 4. LOT SET FORTH ON MARCH 19TH, 1956 AS
 REMAINDER OF CONVEYANCE RECORDED IN
 LIBER G.L.B. 2898 FOLIO 541.



PLAT TO ACCOMPANY

PETITION FOR

VARIANCE TO ZONING

AT

1401 BROADWAY ROAD

STH. ELECTION DISTRICT SCALE: 1"= 40 BALTO. CO., MO. JUNE 14,1984

OWNERS

4357

ANTHONY CLAY ! JOYCE O'ROURKE DELAUNET

DEED REFERENCE : 6002 / 42